



**Town of Grafton
Zoning Board of Appeals
30 Providence Road
Grafton, MA. 01519**

RECEIVED TOWN CLERK
GRAFTON, MA

2019 SEP 18 PM 12:24

508-839-5335 x 1157 - Fax: 508-839-4602

E-mail: koshivosk@graffton-ma.gov

Website: <http://graffton-ma.gov>

Zoning Board of Appeals

Legal Notice

The Grafton Board of Appeals has received a petition from **MAXWELL REALTY TRUST**

for **33 BERNARD ROAD** requesting that the Zoning Board of Appeals grant a

Special Permit

to allow: **TO ALLOW THE CONSTRUCTION OF A ROOF DORMER ADDITION ON A PRE-EXISTING, NON-CONFORMING BUILDING, WHERE A 30' SET BACK IS REQUIRED AND THE CURRENT SET BACK IS 17.2'. BOOK: 60288 PAGE: 300**

Map: 55 Lot: 71 Block: 000

The Board will conduct a Public Hearing Thursday, October 17, 2019 at 7:30 PM in Conference Room A, at the Municipal Center, 30 Providence Road, Grafton, MA 01519 to consider this request and/or to take whatever action is necessary, including the granting of a finding, special permit, variance, or other necessary relief allowed under the Zoning By-Law.

Any person wishing to be heard in conjunction with this request should appear at the time and place designated or by letter to this Board in time to be read at the hearing.

*Please note: Individuals requiring special accommodations should contact the Zoning Board of Appeals at (508) 839-5335, ext. 1154 at least seven (7) days prior to the hearing date in order to facilitate your request.

ZONING BOARD OF APPEALS

William McCusker, Chairman

William Yeomans, Vice Chairman

Kay Reed, Clerk

Karl Chapin

Marianne Desrosiers, Alternate

Brian Waller, Alternate

Case Number # 863 / 2019 THE GRAFTON NEWS

Thursday, October 3, 2019 and Thursday, October 10, 2019



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Zoning Board of Appeals
30 Providence Road
Grafton, MA. 01519**

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12

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Zoning Board of Appeals

New Case Notice

Case Number #

2019 / 863

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SET BACK IS 17.2'. BOOK: 60288 PAGE: 300

Map: 55 Lot: 71 Block: 000

The Board will conduct a Public Hearing on **Thursday, October 17, 2019** at **PM** in Conference
Room A, at the Municipal Center, 30 Providence Road, Grafton, MA 01519 to consider this request.

ZONING BOARD OF APPEALS

William McCusker, Chairman

William Yeomans, Vice Chairman

Kay Reed, Clerk

Elias Hanna, Member #1

Karl Chapin, Member #2

Marianne Desrosiers, Alternate #1

Brian Waller, Alternate #2

21

2019 SEP 17 AM 9:35

RECEIVED TOWN CLERK
GRAFTON, MA

PETITION TO THE ZONING BOARD OF APPEALS
TOWN OF GRAFTON, MASSACHUSETTS

DATE: 9/17/19

I/We hereby petition your Board to conduct a public hearing and consider the granting of relief from under hardship resulting from literal enforcement of the protective Zoning Bylaw, by exercising your power to:

(Mark one)

- ☐ Review refusal of Selectman or others to grant a permit
- ☐ Grant a **VARIANCE** from the terms of the Zoning Bylaw, SECTION _____.
- ☒ Grant a **SPECIAL PERMIT** for a specific use which is subject to the approval of your Board.

FOR LAND/BUILDINGS AT 33 Bernard Rd.

TO ALLOW:

The addition of a roof dormer on a pre-existing, non-conforming structure, when the front set back is only 17.2 sq. ft. and 30' is required.

Please complete this **entire** section:

Location of property: Tax Plan # 55 Plot # 71

Zoning District in which the property is located: R2D

Title of Property in name of: Maxwell Realty Trust

Whose address is: 58 Castine Worcester 01606 33 Bernard Rd.

Deed recorded in Book # 60288, Page # 300

Plan Book # _____, Plan # _____

Signature of Petitioner: [Signature]

Print Name Michael Caparzo

Address of Petitioner: 58 Castine St. Worcester

Phone Number of Petitioner: 508-440-4551

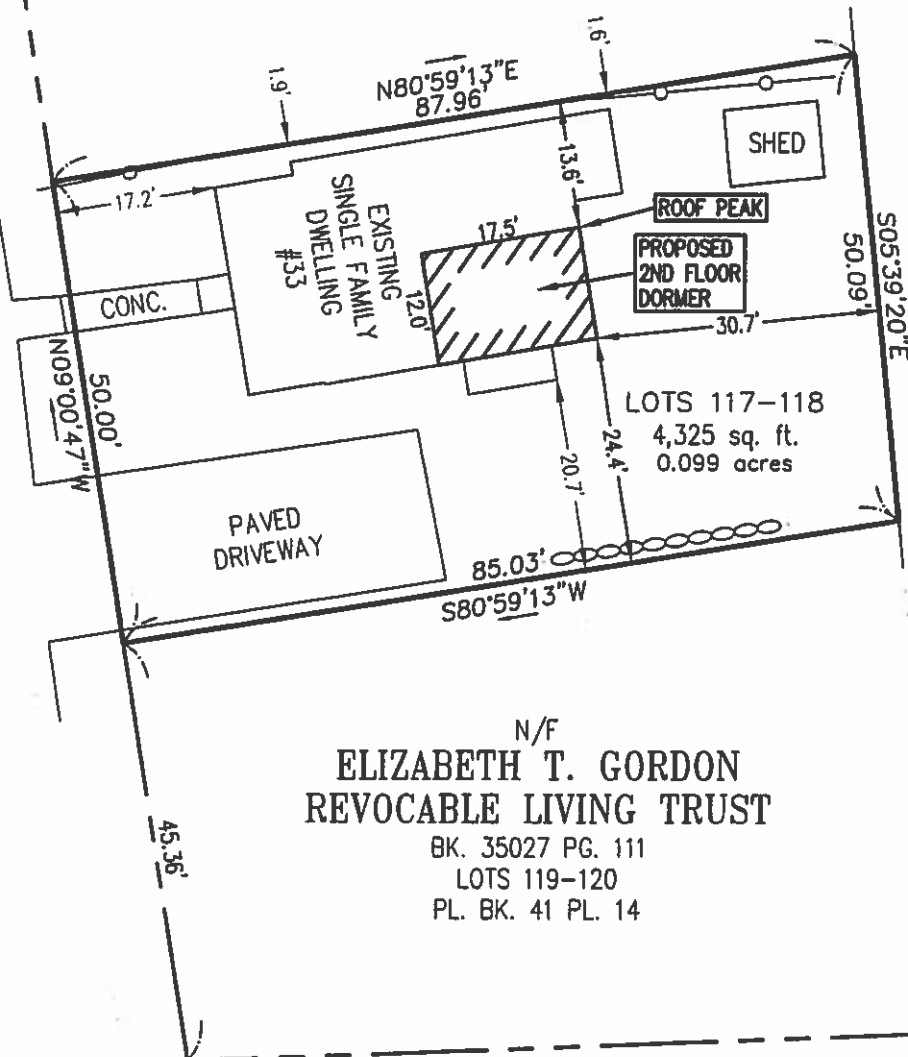
qualitychimney@hotmail.com

33 Bernard Rd.
N. Grafton
01527



N/F
SANDRA L.
PAQUETTE
BK. 47443 PG. 375
LOTS 115-116
PL. BK. 41 PL. 14

BERNARD ROAD
(PUBLIC ~ 40.0' WIDE)



N/F
ERIC S. & JESSICA
WESTCOTT
BK. 50297 PG. 377
LOTS 121-127
PL. BK. 41 PL. 14

N/F
ELIZABETH T. GORDON
REVOCABLE LIVING TRUST
BK. 35027 PG. 111
LOTS 119-120
PL. BK. 41 PL. 14

LOGAN ROAD

DEED REF: 60288/300
PLAN REF: 41/14
ZONED: R2
ASSESSORS REF: MAP 55 PARCEL 71

PLAN FOR BUILDING PERMIT

PREPARED FOR:
MAXWELL REALTY TRUST
33 BERNARD ROAD
GRAFTON, MASSACHUSETTS

SCALE: 1"=20'

DATE: SEPTEMBER 13, 2019

B&R SURVEY, INC.

PROFESSIONAL LAND SURVEYORS

100 GROVE STREET
WORCESTER, MA 01605

TEL. 508.758.8579
FAX. 508.421.4797

ROBERT J. SMITH, R.P.L.S.

DATE

DRAWN BY: RPB

PROJECT NO. 19-245



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1170 • FAX: (508) 839-4602
www.grafton-ma.gov

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

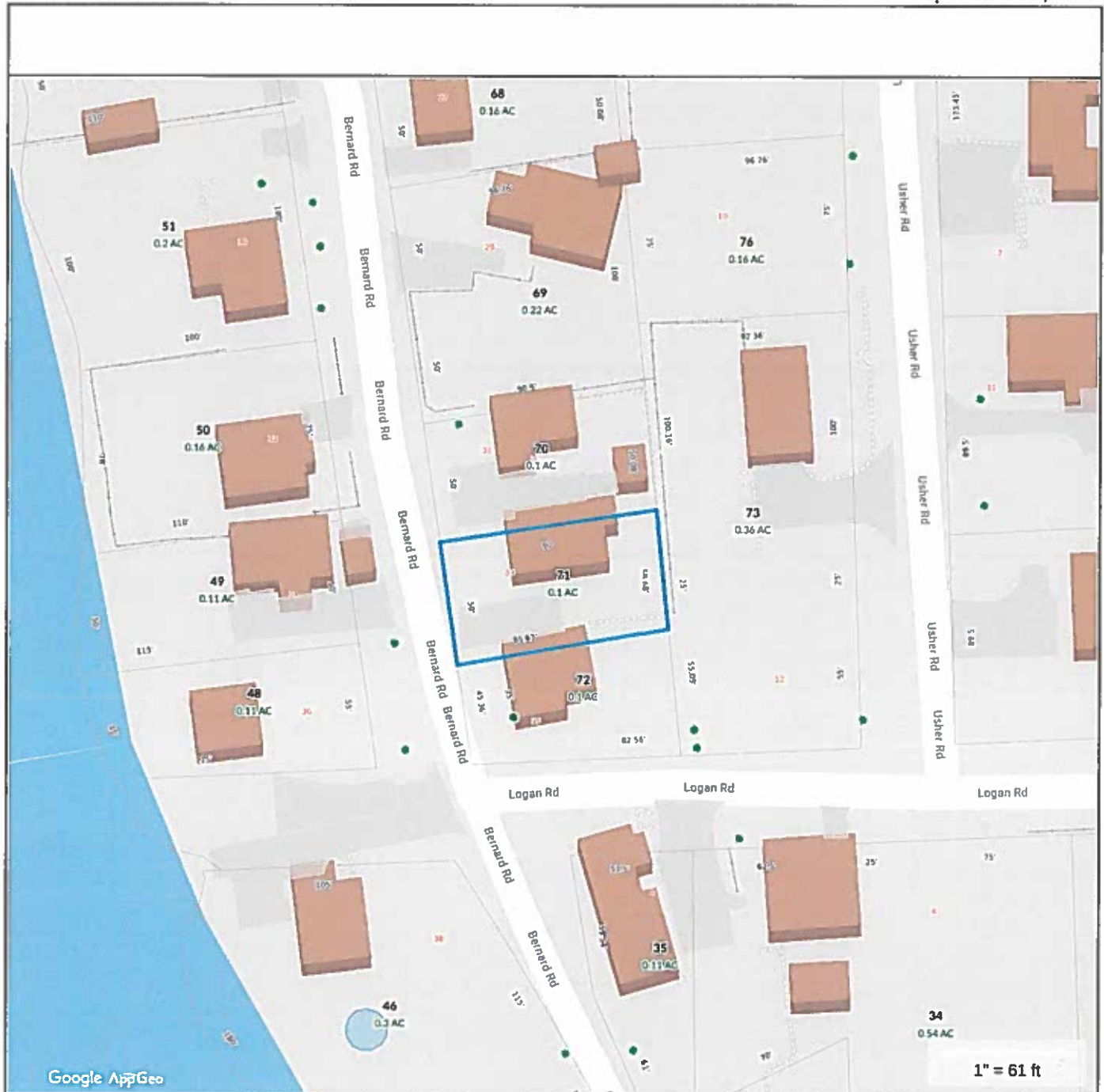
_____	<u>Maxwell R. T.</u>
Petitioner Name	Property Owner / Applicant
_____	<u>33 Bernard Rd.</u>
Petitioner Address	Property Address
_____	<u>N Grafton, MA 01534</u>
City, State, Zip	City, State, Zip

Phone	

Date:	Current	Delinquent	NA
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal	✓		
General Billing			✓

[Signature]
Treasurer / Collector Signature

9/17/19
Date

**Property Information**

Property ID 055.0-0000-0071.0
Location 33 BERNARD ROAD
Owner ZERINQUE PAUL M



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2018
Data updated 4/1/2018

33 BERNARD ROAD

Location 33 BERNARD ROAD

Mblu 055.0/ 0000/ 0071.0/ /

Acct# 1100550000000710

Owner ZERINQUE PAUL M

PBN

Assessment \$207,900

Appraisal \$207,900

PID 3043

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$123,000	\$84,900	\$207,900
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$123,000	\$84,900	\$207,900

Owner of Record

Owner ZERINQUE PAUL M
Co-Owner ZERINQUE NORMA G
Address 33 BERNARD ROAD
N GRAFTON, MA 01536-1027

Sale Price \$169,900
Certificate
Book & Page 29821/40
Sale Date 04/28/2003
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ZERINQUE PAUL M	\$169,900		29821/40	00	04/28/2003

Building Information

Building 1 : Section 1

Year Built: 1928
Living Area: 1,080
Replacement Cost: \$188,576
Building Percent 64
Good:
Replacement Cost
Less Depreciation: \$120,700

Building Attributes

Field	Description
Style	Conventional
Model	Residential
Grade	Average
Stories	1.50
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heat Fuel	Gas
Heat Type	Hot Water
AC Type	None
Bedroom(s)	2
Full Bath(s)	1
Half Bath(s)	1
Extra Fixture(s)	0
Total Rooms	4
Bathroom Quality	Modern
Kitchen Quality	Modern
Extra Kitchen(s)	0
Usrflid 104	
Foundation	Stone
Bsmt Garage Cap	0
Gas Fireplaces	0
Stacks	
Fireplaces	
Basement Area	720.00
Fin Bsmt Grade	
Basement Type	Full

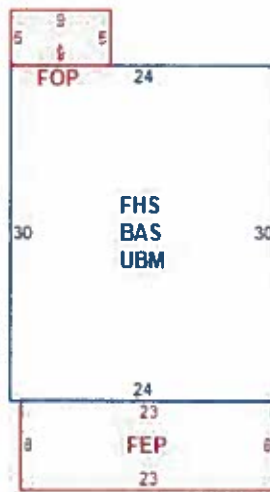
Building Photo



33 BERNARD ROAD

(<http://images.vgsi.com/photos/GraftonMAPhotos//\IMG0006\00>)

Building Layout



(ParcelSketch.ashx?)

pId=3043&bId=3043)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	720	720
FHS	Fin Half Sty	720	360
FEP	Framed Encl Porch	184	0
FOP	Open Porch	45	0
UBM	Unfin Bsmnt	720	0
		2,389	1,080

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Family
Zone R2
Neighborhood 2.2
Alt Land Appr Category No

Land Line Valuation

Size (Sqr Feet) 4324
Frontage
Depth
Assessed Value \$84,900
Appraised Value \$84,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$105,500	\$84,700	\$190,200
2017	\$110,700	\$64,200	\$174,900
2016	\$98,400	\$67,100	\$165,500

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$105,500	\$84,700	\$190,200
2017	\$110,700	\$64,200	\$174,900
2016	\$98,400	\$67,100	\$165,500

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